## The Property Assessment Appeals Process

Review the Value Notice that you receive during the first quarter of every year. If you do not agree with the property's valuation or classification, the methods of appeal available to you are summarized below.

## JAN-MARCH

The assessor calculates your 2017 Estimated Market Value through analysis of recent market data.

Mid-March Pay 2017 Tax Statements and 2017 (pay 2018) **Value Notices** 

sent to taxpayers.

If you have questions OR think your property assessment for this year is incorrect, discuss your concerns and further steps to your assessor by calling

(651) 266-2131

## **APRIL**

## MAY

### **April-June 9, 2017 (Informal Appeals)**

An appraiser may schedule a time to visit your property to verify data characteristics. Within this informal appeal window, we hold an Open Book Meeting.

## **OPEN BOOK MEETING** April 4-5, 2017

An informal assessment review process between the property owners and the assessor. This is an opportunity to resolve assessment questions prior to the County Board of Appeal and Equalization.

If you and the assessor still do not agree, submit an application to the Board of Appeal and Equalization

# **Board of Appeal**

Property owners wishing Board of Appeal and Equalization.

## and Equalization **Application Due** May 5, 2017

further appeal can submit written application to the

## Administrative Open Books — May 5 - June 9, 2017

If you missed the date to file with the Board of Appeals and Equalization, an *Administrative Open Book* appeal can still be performed until the BOE meets; however, MN Tax Court is the only outlet to appeal the newly reviewed assessor's opinion of market value.

## JUNE

## **Board of Appeal and Equalization** June 14-16, 2017

The homeowner is responsible to support their opinion of value.

A neutral board consisting of realtors, appraisers and homeowners will review the supporting information provided by the County and the homeowner. Their final estimate of market value can only be challenged in MN Tax Court.

## **NOVEMBER**

**Proposed Tax Notices** are mailed.

## **Proposed Budget** Meeting November 27, 2017

The proposed budget meeting is a public forum to allow taxpavers to voice their opinions about local government budgets as they impact the 2017 taxes.

#### **END OF THE YEAR**

You may start discussions with a property appraiser to review existing data on your property which affects 2018 assessment (payable 2019). Contact us for an interior review of your property.

(651) 266-2131



BOE CLOSES JUNE 16, 2017. APPEALS CAN ONLY BE MADE THROUGH MN TAX COURT. Deadline for filing is May 1, 2018.